BOX 10-A

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
26-10034

Karen Johnson Davidson County
Batch # 1424954 DEEDWARR
05/26/2026 11:28:40 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20260526-0047480

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $1,100,000.00

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY

Affiant

Sworn to and subscribed before me this 21 day of May, 2026.

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Eagle Holding, LLC dba Maxwell Group Development 1831 12th Ave S, Ste 109 Nashville, TN 37203	New Owner	132-02-0-004.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jon Kevin Atwood and Colleen Ward Atwood, Trustees of the Atwood Family Trust dated April 21, 2025,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Eagle Holding, LLC dba Maxwell Group Development,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of Brookhaven Estates Subdivision of record in Book 1835, Page 49, 50 and 51, Registers Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 23.5 feet on the Northerly margin of Evans Road and extends back 199.9 feet on the Easterly line and 213,3 feet on the Westerly line to a dead line in the rear, measuring 179.9 feet thereon.

Being the same property conveyed to Jon Kevin Atwood and Colleen Ward Atwood, Trustees of the Atwood Family Trust dated April 21, 2025 by Quitclaim Deed from Jon Kevin Atwood and wife, Colleen Ward Atwood of record in Instrument No. 20250508-0035905 Register's Office for Davidson County, Tennessee, dated April 30, 2025 and recorded on May 08, 2025.

This is improved property known as **914 Evans Rd, Nashville, TN 37204**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 21 day of May, 2026.

Atwood Family Trust dated April 21, 2025

By: Jon Kevin Atwood, Trustee

By: Colleen Ward Atwood, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Jon Kevin Atwood and Collen Ward Atwood**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be current Trustees of the Atwood Family Trust dated April 21, 2025, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained.

Witness my ~~hand~~, at office, this 21 day of May, 2026.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/27/2027
WILLIAMSON COUNTY